

EXHIBIT A

CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

THE PARKS IN LA

Case No.: CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Hearing Date: December 14, 2022

UPDATED : JUL 14, 2023



*MURAL IMAGE IS REFERENCE ONLY.

EXHIBIT "A"
Page No. 1 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project Owner:
CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Project:
THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005





Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

05





MURAL ART
(REFERENCE ONLY)

ART SCULPTURE
(REFERENCE ONLY)

ACCENT CEILING LIGHT

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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 Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

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3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

06





PUBLIC ART SCULPTURE
(REFERENCE ONLY)

MURAL ART
(REFERENCE ONLY)

ACCENT CEILING LIGHT



ART SCULPTURE
(REFERENCE ONLY)

MURAL ART
(REFERENCE ONLY)

ACCENT CELING LIGHT

SEATING AREA

SEATING AREA

GREEN WALL

VINE WALL

OPENING TO
STREET

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

08





SEATING AREA

SEATING AREA

ACCENT WALL
IN PARKING GARAGE

ADDITIONAL VINE WALL

MORE OPENINGS AT HARVARD BLVD. SIDE

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project:

THE PARKS IN LA (TPLA)

3433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

09





SEATING AREA

SEATING AREA

ADDITIONAL VINE WALL

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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 Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Project: **THE PARKS IN LA** (TPLA)

433 8th St., Los Angeles, CA 90005

Publish Date: 06/19/2023

Drawing No.:

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SEATING AREA

ADDITIONAL VINE WALL

SEATING AREA

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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Project:

THE PARKS IN LA (TPLA)

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Publish Date: 06/19/2023

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ADDITIONAL WIDE GREEN WALL

ACCENT WALL IN PARKING GARAGE

ADDITIONAL GREEN WALL AT HOBART BLVD. SIDE

SEATING AREA

Project Owner:

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 Page No. 9 of 31
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Project:

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PARKING EXIT

750 HARVARD

NATURAL

ADDITIONAL HIGH GREEN WALL

SEATING AREA

MURAL ART

CHARLES PARK & ASSOCIATES, LLC

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Project:

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NATURAL
PROTECT THE ENVIRONMENT

— ADDITIONAL GREEN WALL

— SEATING AREA

— MURAL ART (REFERENCE ONLY)

SCOPE OF WORK:	CONSTRUCTION OF 8-STORY MIXED-USE BUILDING OVER 2 LEVELS OF SUBTERRANEAN PARKING - 100% PRIVATELY FUNDED PROJECT		
ADDRESS	3433 8th St, LOS ANGELES, CA 90005		
ZONING	ZONE CHANGE FROM PB-1 & C2-1 TO C2-2		
TOTAL SITE AREA	63,118.5 SF (1.449 ACRES)	63,196.50 SF	(CALCULATED PER ZIMAS)
LEGAL LOT INFORMATION			
LOTS IN PB-1 ZONE INFORMATION			
LOT AREA	23333.9		
PIN NUMBER	132B193 510	132B193 535	
ADDRESS	749 S. HARVARD BLVD.	753 S. HARVARD BLVD.	
LOT AREA	6771.3	6771.1	
APN	5093-018-017	5093-018-018	
TRACT	WILSHIRE HAVRVAR...	WILSHIRE HAVRVAR...	
BLOCK	NONE	NONE	
LOT NUMBER	110	111	
PIN NUMBER	132B193 529	132B193 540	
ADDRESS	744 S. HOBART BLVD.	748 S. HOBART BLVD.	
LOT AREA	4519.2	5272.3	
APN	5093-018-007	5093-018-007	
TRACT	TR 2189	TR 2189	
BLOCK	NONE	NONE	
LOT NUMBER	200	201	
LOTS IN C2-1 ZONE INFORMATION			
LOT AREA	39862.6		
PIN NUMBER	132B193 554	132B193 569	132B193 595
ADDRESS	757 S. HARVARD BLVD.	763 S. HARVARD BLVD.	3433 W. 8th ST.
LOT AREA	6770.7	6770.5	5954
APN	5093-018-019	5093-018-020	5093-018-020
TRACT	WILSHIRE HAVRVAR...	WILSHIRE HAVRVAR...	WILSHIRE HAVRVAR HEIGHTS
BLOCK	NONE	NONE	NONE
LOT NUMBER	112	113	FR 114
PIN NUMBER	132B193 556	132B193 555	132B193 568
ADDRESS	NO ADDRESS	NO ADDRESS	3455 W. 8th ST.
LOT AREA	4016.8	2008.3	9537.5
APN	5093-018-008	5093-018-009	5093-018-008
TRACT	TR 2189	TR 2189	TR 2189
BLOCK	NONE	NONE	NONE
LOT NUMBER	201	201	FR 202
PIN NUMBER	132B193 567		
ADDRESS	3447 W. 8th ST.		
LOT AREA	4804.8		
APN	5093-018-009		
TRACT	TR 2189		
BLOCK	NONE		
LOT NUMBER	FR 202		

PROPOSED DEVELOPMENT TYPE	1. GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD OFFICE COMMERCIAL TO REGIONAL COMMERCIAL 2. ZONE CHANGE FROM PB TO C2 3. HEIGHT DISTRICT CHANGE FROM No. 1 TO No. 2 4. CONDITIONAL USE APPROVAL TO PERMIT THE OFF-SALE DISPENSING AND CONSUMPTION OF A FULL LINE OF ALCOHOLIC BEVERAGES WITHIN THE DEVELOPMENT SITE 5. SITE PLAN REVIEW 6. SLIGHT MODIFICATION OF LESS THAN 20% OF THE REAR YARD SETBACK AREA AND OPEN SPACE REQUIREMENT		
FAR ALLOWED (LAMC SEC. 12.03 & 12.21.1)	6:1 (HEIGHT DISTRICT 2)	6.00 (F.A.R. FACTOR)	63,196.50 (BUILDABLE AREA)
MAX. FLOOR AREA ALLOWED	379,179.00 SF		
FAR & FLOOR AREA PROPOSED	FAR 4.64:1 & TOTAL 292,820.00 SF	COMMERCIAL AREA	RESIDENTIAL AREA
	61,500.00		231,320.00
HEIGHT ALLOWED (LAMC SEC. 12.21.1)	NO HEIGHT/STORY LIMIT		
HEIGHT PROPOSED	"88'-6" TO TOP OF PARAPET "95'-0" TO TOP OF ROOF STRUCTURE		
DENSITY ALLOWED (LAMC SEC. 12.21.A.18)	315.98 (BASE DENSITY)	63,196.50	200 (TOTAL LOT AREA) (MINIMUM LOT AREA PER DWELLING UNIT-REGIONAL COMMERCIAL)
DENSITY PROPOSED	TOTAL 251 UNITS (INCLUDING 1 MARKET RATE MANAGER'S UNIT)		
	2ND FL.	4TH FL.	5TH FL.
	18	0	0
	0	17	18
	0	17	24
	0	5	5
	0 /FL	0 /FL	0 /FL
	95	113	113
	25		
	* 3RD FLOOR - LOFT OF LIVE/WORK UNIT, (9,060 SF)		

VEHICLE PARKING... (LAMC SEC. 12.21.A.4 & A6744)	RESIDENTIAL			
	UNIT TYPE	# OF UNITS	LAMC PARKING FACTOR	REQUIRED # OF PARKING STALLS
	LIVE/WORK	18	1	18
	STUDIO	95	1	95
	1 BEDROOM	113	1.5	169.5
	2 BEDROOM	25	2	50
	SUB TOTAL	251		332.5
	UNIT TYPE	# OF UNITS	PARKING FACTOR AFTER AB 744	REQUIRED # OF PARKING STALLS
	LIVE/WORK	18	.5	9
	STUDIO	95	.5	48
	1 BEDROOM	113	.5	57
	2 BEDROOM	25	1	25
	SUB TOTAL	251		139
	EV CHARGING SPACE (FUTURE EV CAPABLE)	42 (139X0.30=41.7) 30% OF REQUIRED OF RESIDENTIAL PARKINGS		
	EV CHARGING STATION	14 (139X0.10=13.9) 10% OF TOTAL # OF RESIDENTIAL PARKINGS		
	COMMERCIAL			
	TYPE	AREA	PARKING FACTOR	REQUIRED # OF PARKING STALLS
	COMMERCIAL -RETAIL & RESTAURANT	25,000 SF	1 / 500SF	50
	EXT. COVERED AREA	21,000 SF	1 / 500SF	42
	OFFICE	15,500 SF	1 / 500SF	31
	SUB TOTAL	61,500 SF		123
	EV CHARGING SPACE (FUTURE EV CAPABLE)	37 (123X0.30=36.9) 30% OF REQUIRED OF COMMERCIAL PARKINGS		
	EV CHARGING STATION	13 (123X0.10=12.3) 10% OF TOTAL # OF COMMERCIAL PARKINGS		
	TOTAL REQUIRED VEHICLE PARKING STALLS			
				262
	TOTAL REQUIRED EV CAPABLE PARKING STALLS			
				106
VEHICLE PARKING PROPOSED (RESIDENTIAL)	2ND BASEMENT LEVEL	1ST BASEMENT LEVEL	GROUND LEVEL	SUBTOTAL
	STANDARD	75	0	0
	EV CAPABLE PARKING	60	0	1
	COMPACT	0	0	0
	ACCESSIBLE	0	0	3
	(EV ACCESSIBLE)			(1)
	SUB TOTAL	135	0	4
				139
VEHICLE PARKING PROPOSED (COMMERCIAL)	2ND BASEMENT LEVEL	1ST BASEMENT LEVEL	GROUND LEVEL	SUBTOTAL
	STANDARD	0	48	0
	EV CAPABLE PARKING	0	55	8
	COMPACT	0	29	0
	ACCESSIBLE	0	0	5
	(EV ACCESSIBLE)			(2)
	SUB TOTAL	0	132	13
				145
TOTAL PROPOSED VEHICLE PARKING STALLS				
				284
BICYCLE PARKING REQUIREMENT	REQUIRED # OF LONG TERM BICYCLE PARKING (RESIDENTIAL) *251 units = (251*1)+(75*2/3)+(100*2)+(51/4)			
	REQUIRED # OF LONG TERM BICYCLE PARKING (COMMERCIAL) *46,000 restaurants/retails & 15,500 office = (46,000/2,000)+(15,500/5,000)			
	TOTAL REQUIRED # OF LONG TERM BICYCLE PARKING			
	165			
	REQUIRED # OF SHORT TERM BICYCLE PARKING (RESIDENTIAL) *251 units = (251*10)+(75*15)+(100*20)+(51/40)			
	14			
	REQUIRED # OF SHORT TERM BICYCLE PARKING (COMMERCIAL)			
	25			
	TYPE	AREA	PARKING FACTOR	REQUIRED # OF PARKING STALLS
	COMMERCIAL (RESTAURANT/RETAIL)	46,000 SF	1 / 2,000SF	23
	OFFICE	15,500 SF	1 / 10,000SF	2
	TOTAL REQUIRED # OF SHORT TERM BICYCLE PARKING			
	39			
BICYCLE PARKING PROPOSED	2ND BASEMENT LEVEL	1ST BASEMENT LEVEL	GROUND LEVEL	SUBTOTAL
	LONG TERM	0	0	165
	SHORT TERM	0	0	39

AFFORDABLE UNIT PROPOSED -TOTAL 29 UNITS	13 EXTREMELY LOW INCOME UNITS (5% OF TOTAL PROPOSED UNITS (12.55= 251 X 0.05))				
	16 VERY LOW INCOME UNITS (6% OF TOTAL PROPOSED UNITS (15.06= 251 X 0.06))				
	UNIT TYPE	# OF UNITS	PROPORTION	# OF AFF. UNIT	
	LIVE/WORK	18	0.07	7%	2.03
	STUDIO	95	0.38	38%	11.02
	1-BED ROOM	113	0.45	45%	13.05
	2-BED ROOM	25	0.10	10%	2.9
	SUB TOTAL	251	1	100%	29

SETBACK REQUIREMENTS (LAMC SEC. 12.14 & 12.22, A 18)	NONE FOR COMMERCIAL USES								
	RESIDENTIAL AREA								
	REQUIRED	ALLOWABLE AFTER 20% REDUCTION	PROPOSED						
FRONT YARD (8th ST.)	0 FEET	N/A	3'-0"						
SIDE YARD (HARVARD BLVD & HOBART BLVD)	0 FEET	N/A	0'-0"						
REAR YARD	20 FEET	15' + 1' OVER 3 STORY 8 STORY	16 FEET 16'-0"						
OPEN SPACE REQUIREMENT (LAMC SEC. 12.21.G)	UNIT TYPE	# OF UNITS	O.P. FACTOR	REQUIRED SF OF OPEN SPACE					
	2 HABITABLE ROOMS - STUDIO/BEDROOM UNIT	226	100	22,600 SF					
	3 HABITABLE ROOMS - 1 BED + DEN/2 BEDROOM UNIT	25	125	3,125 SF					
	TOTAL REQUIRED SF OF OPEN SPACE			25,725 SF					
	AFTER 20% DECREASE PER SEC. 12.28			20,580 SF					
OPEN SPACE PROPOSED	GROUND	2ND FL.	4TH FL.	TYP. (5TH - 8TH) FL.					
	PRIVATE AREA	-	900 SF	900 SF					
	COMMON AREA - EXTERIOR	-	1,300 SF	9,000 SF					
	COMMON AREA - INTERIOR	-	-	4,800 SF					
	TOTAL								
	20,700 SF								
RECYCLING AREA (LAMC. SEC. 12.21.A.18)	100 SF REQUIRED 100 SF PROPOSED								
LOT COVERAGE	AREA (SF)		PERCENTAGE PER SITE AREA (%)						
BUILDING FOOTPRINT	59,630		94%						
PAVING/HARDSCAPE	LEVEL	AREA	-						
	GROUND	12,676	20%						
	2ND FLOOR	13,019	21%						
	4TH FLOOR	7,166	11%						
	TOTAL	32,861	52%						
LANDSCAPING	8,700		14%						
GRADING	AMOUNT OF SOIL GRADED/EXCAVATED		AMOUNT OF SOIL EXPORTED/HAULED						
	56,105 CU.YD.		53,299 CU.YD.						
PROGRAM AREA (SF)	SUB TOTAL	2ND BASEMENT	BASEMENT	GROUND FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH-8TH FL.
	PARKING	138,000.0 sq.ft.	58,000.0	58,000.0	22,000.0				
	EXT. COMMUNAL AREA	4,500.0			4,500.0				
	COMMERCIAL	25,000.0		18,000.0	7,000.0				
	COVERED WALKING AREA	16,500.0		7,500.0	9,000.0				
	CREATIVE OFFICE	15,500.0			15,500.0				
	SUB TOTAL (COMMERCIAL)	61,500.0 sq.ft.							
	RESIDENTIAL	187,620.0			9,060.0	9,060.0	28,500.0	34,500.0	35,500.0
	LOBBY	6,000.0	1,500.0	1,500.0	3,000.0				
	CORRIDOR	32,500.0					6,500.0	6,500.0	6,500.0
	AMENITY	5,200.0					5,200.0		
	SUB TOTAL (RESIDENTIAL)	231,320.0 sq.ft.							
	EXT. OPEN SPACE	10,180.0					10,180.0		
	TOTAL	430,820.0 sq.ft.	59,500.0	59,500.0	50,500.0	45,060.0	9,060.0	40,200.0	41,000.0

SHEET LIST
A0.00 COVER SHEET
A0.01 PROJECT INFO
A0.02 PERSPECTIVE VIEW-1
A0.03 PERSPECTIVE VIEW-2
A0.04 PERSPECTIVE VIEW-3
A0.05 PERSPECTIVE VIEW-4
A0.06 PERSPECTIVE VIEW-5
A0.07 PERSPECTIVE VIEW-6
A0.08 PERSPECTIVE VIEW-7
A0.09 PERSPECTIVE VIEW-8
A0.10 PERSPECTIVE VIEW-9
A0.11 PERSPECTIVE VIEW-10
A0.12 SITE CONTEXT - SITE LOCATION
A0.13 SITE CONTEXT - SURROUNDING EXISTING CONTEXT
A0.14 SITE CONTEXT - SURROUNDING NEW DEVELOPMENT
A0.15 SITE CONTEXT ELEMENT
A0.16 RESIDENTIAL OPEN SPACE CALCULATIONS
C1 BOUNDARY SURVEY
C2 TOPOGRAPHIC SURVEY
D1.00 DEMOLITION PLAN
A1.01 SITE PLAN
A2.00 2ND BASEMENT PLAN
A2.01 BASEMENT PLAN
A2.02 GROUND FLOOR PLAN
A2.03 2ND FLOOR PLAN
A2.04 3RD FLOOR PLAN
A2.05 4TH FLOOR PLAN
A2.06 5TH FLOOR PLAN
A2.07 6TH - 8TH (TYP.) FLOOR PLAN
A2.10 ROOF PLAN
A3.01 ELEVATIONS
A3.02 ELEVATIONS
A3.03 MATERIAL BOARD
A4.01 BUILDING SECTION
LP-00 CONCEPTUAL PLANTING LEGEND
LP-01 CONCEPTUAL LANDSCAPE PLAN GROUND FLOOR
LP-02 CONCEPTUAL LANDSCAPE PLAN 2ND FLOOR
LP-03 CONCEPTUAL LANDSCAPE PLAN 4TH FLOOR
LP-04 DESIGN INSPIRATION
LP-05 PLANT IMAGES



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CHARLES PARK & ASSOCIATES, LLC

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NO	ISSUED	DATE
01	ENTITLEMENT	12/20/2018
02	REVISION PER PVP COMMENTS	12/18/2019
03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011
Drawn By: TK, RL
Checked By: MC
Sheet Name:

EXHIBIT "A"
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PROJECT INFO

Sheet No: **A0.01**

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ENTITLEMENT SET



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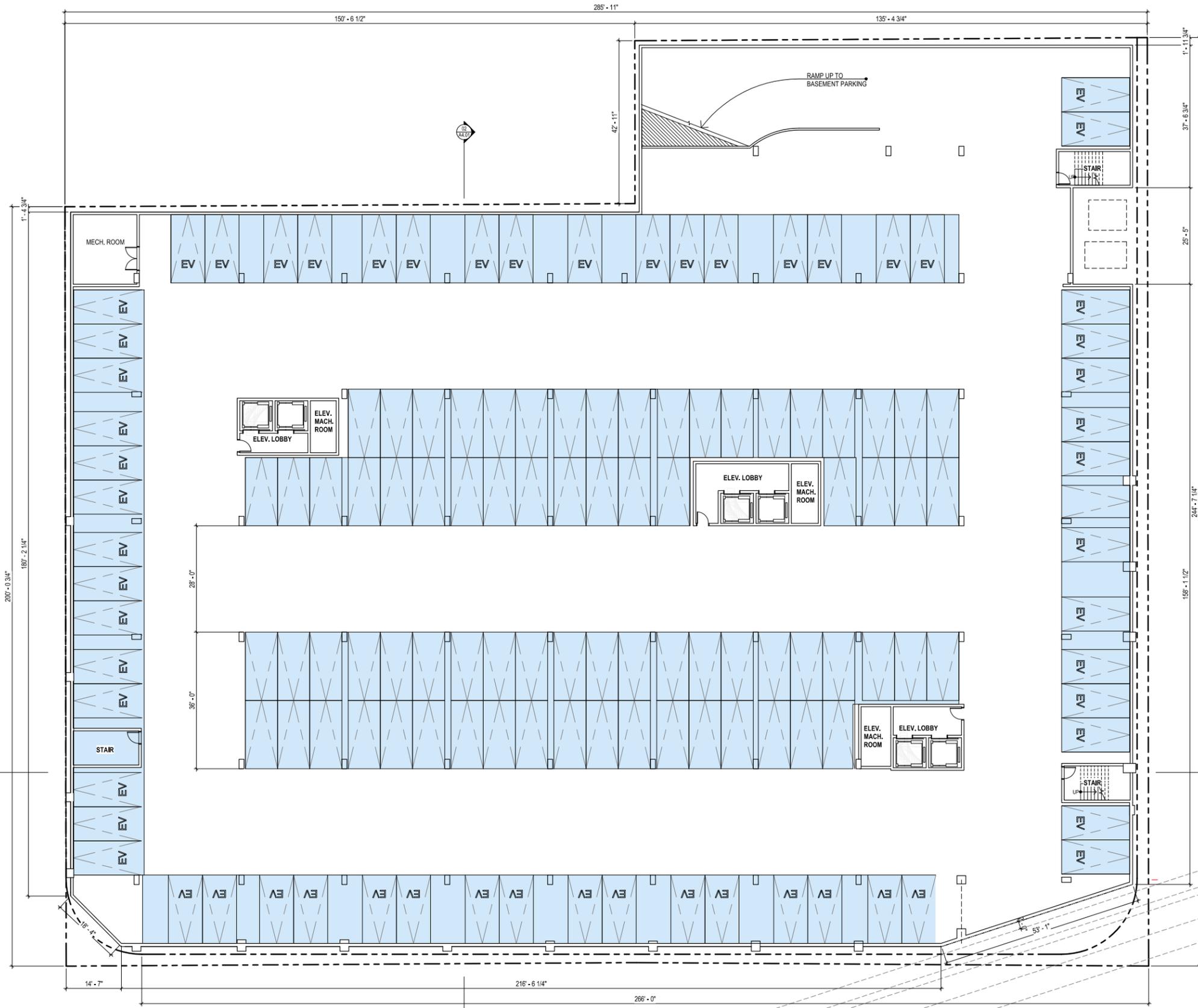
Engineer:

PARKING	
TYPE	COUNT
2ND BASEMENT LEVEL	
EV CAPABLE	160
STANDARD	75
BASEMENT LEVEL	
COMPACT	29
EV CAPABLE	55
STANDARD	48
GROUND LEVEL	
ADA	8
EV CAPABLE	9
STANDARD	17
GRAND TOTAL	284

BIKE PARKING	
TYPE	COUNT
GROUND LEVEL	
LONG TERM	165
SHORT TERM	39
GRAND TOTAL	204

- COMMERCIAL PARKING: 0
- RESIDENTIAL PARKING: 135

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2ND BASEMENT (B2) PLAN 01
 SCALE: 3/32" = 1'-0"

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Project No: 18011
 Drawn By: TK, RL
 Checked By: MC
 Sheet Name:

2ND BASEMENT PLAN

Sheet No: **A2.00**

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Project Owner:
CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

PARKING	
TYPE	COUNT
2ND BASEMENT LEVEL	
EV CAPABLE	60
STANDARD	75
BASEMENT LEVEL	
COMPACT	29
EV CAPABLE	55
STANDARD	48
GROUND LEVEL	
ADA	8
EV CAPABLE	9
STANDARD	17
GRAND TOTAL	284

BIKE PARKING	
TYPE	COUNT
GROUND LEVEL	
LONG TERM	165
SHORT TERM	39
GRAND TOTAL	204

COMMERCIAL PARKING: 132
 RESIDENTIAL PARKING: 0

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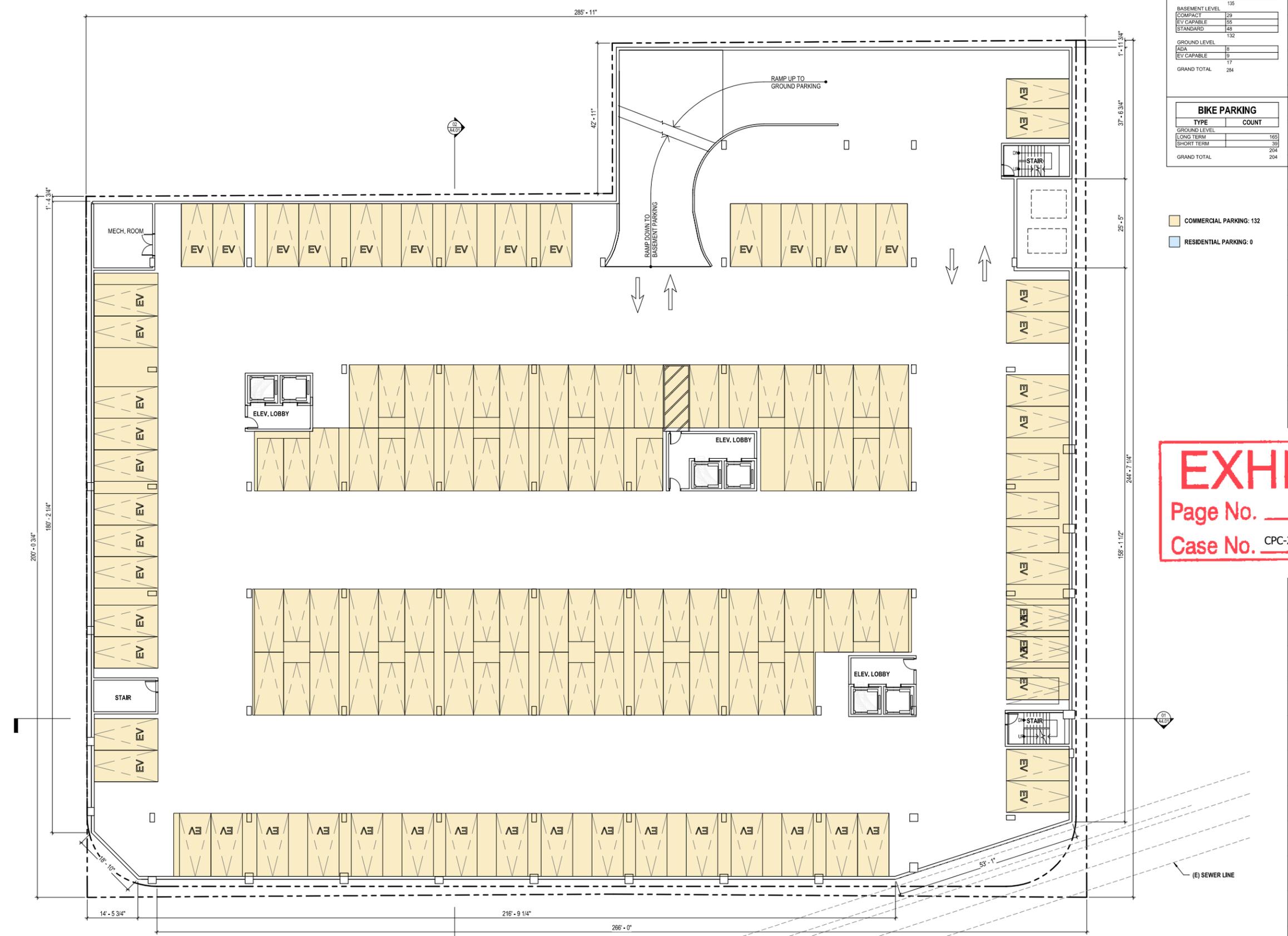
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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011
 Drawn By: TK, RL
 Checked By: MC
 Sheet Name:

BASEMENT PLAN

Sheet No: **A2.01**

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BASEMENT (B1) PLAN 01
 SCALE: 3/32" = 1'-0"

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Engineer:

PARKING	
TYPE	COUNT
2ND BASEMENT LEVEL	
EV CAPABLE	59
STANDARD	75
BASEMENT LEVEL	
COMPACT	29
EV CAPABLE	55
STANDARD	48
GROUND LEVEL	
ADA	8
EV CAPABLE	9
STANDARD	17
GRAND TOTAL	283

BIKE PARKING	
TYPE	COUNT
GROUND LEVEL	
LONG TERM	165
SHORT TERM	204
GRAND TOTAL	204

- COMMERCIAL PARKING: 13
- RESIDENTIAL PARKING: 4
- RESIDENTIAL LOBBY (3,000 SF)
- COMMERCIAL AREA (18,000 SF)
- COVERED WALKING AREA (7,500 SF)
 -SEATING AREA (10% OF 7,500SF & MAX. 50% OF DINING AREA)

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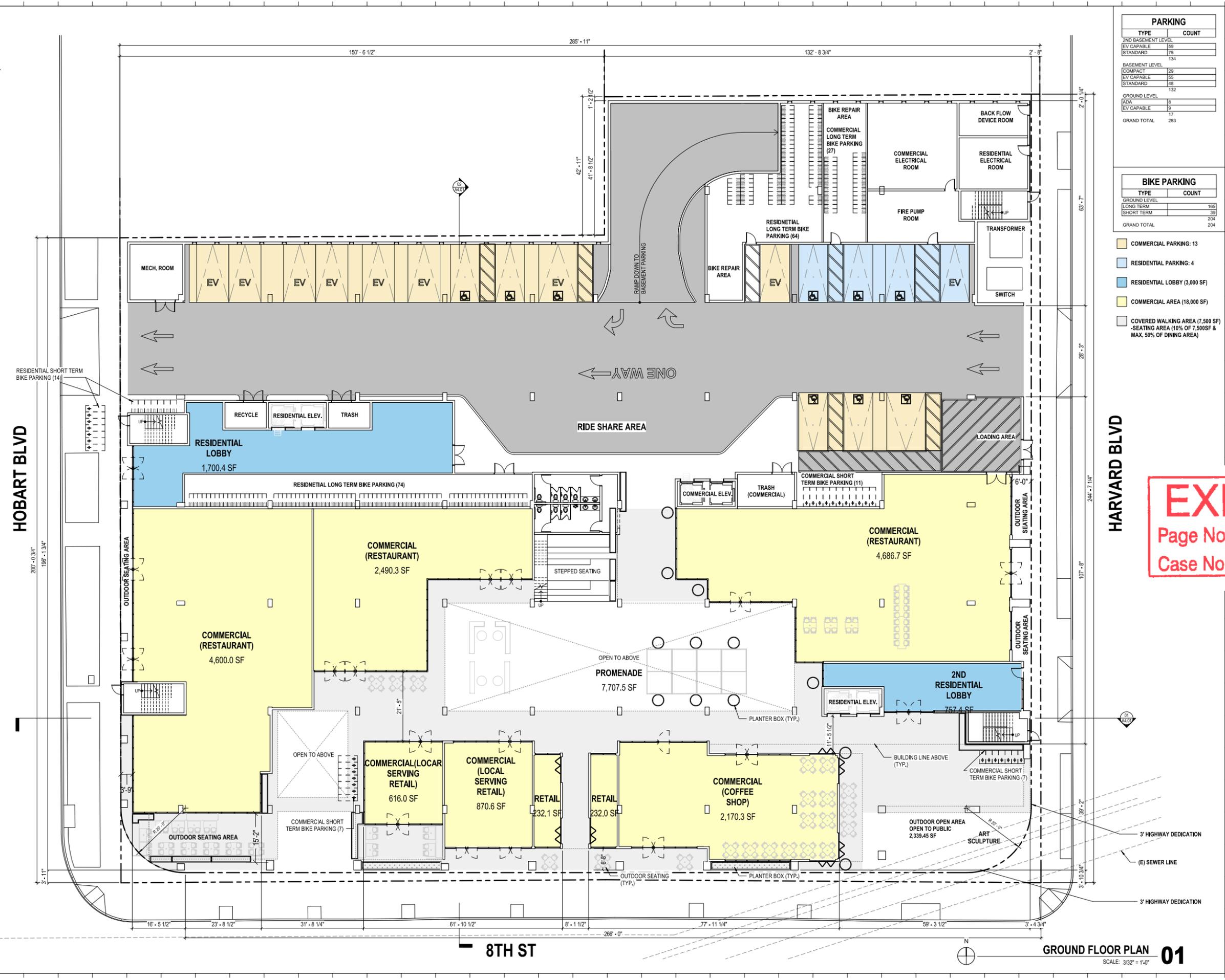
NO	ISSUED	DATE
01	ENTITLEMENT	12/20/2018
02	REVISION PER PVP COMMENTS	12/18/2019
03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011
 Drawn By: TK, RL
 Checked By: MC
 Sheet Name:

GROUND FLOOR PLAN

Sheet No: **A2.02**

9/12/2022 11:45:55 AM



GROUND FLOOR PLAN 01
 SCALE: 3/32" = 1'-0"

ENTITLEMENT SET

Project:
**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:
**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

- RESIDENTIAL AREA (9,060 SF)
- COMMERCIAL AREA (22,500 SF)
- COVERED WALKING AREA (9,000 SF)
- EXTERIOR COMMUNAL AREA (4,500 SF)

EXHIBIT "A"

Page No. 16 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Approved: [Signature]

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03	REVISION PER PVP COMMENTS	06/30/2023

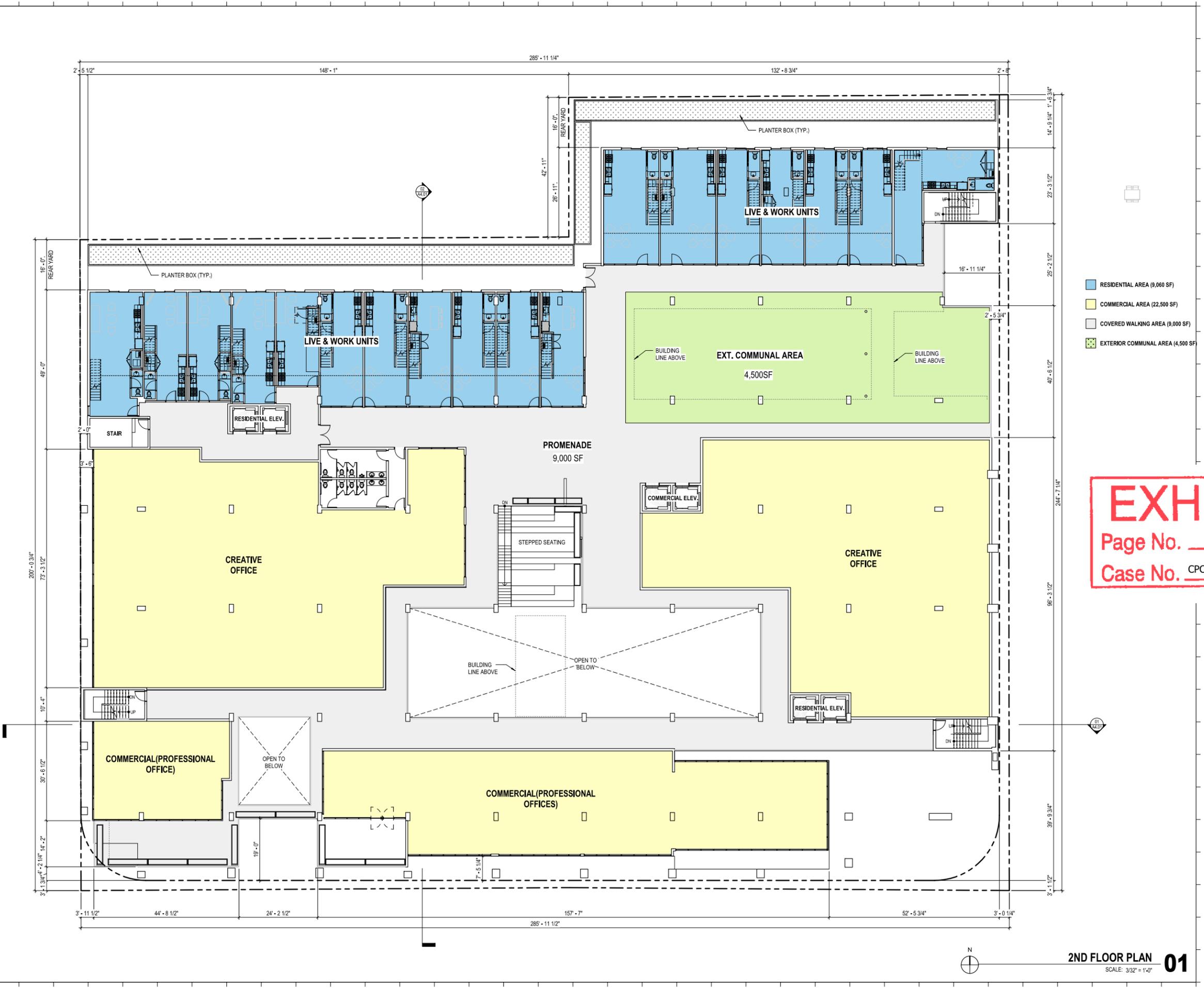
Project No: 18011
Drawn By: TK, RL
Checked By: MC
Sheet Name:

2ND FLOOR PLAN

Sheet No: **A2.03**

4/22/2021 11:36:44 AM

ENTITLEMENT SET



2ND FLOOR PLAN 01
SCALE: 3/32" = 1'-0"

Project:
**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:
**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

RESIDENTIAL AREA (9,060 SF)

EXHIBIT "A"
Page No. 17 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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03	REVISION PER PVP COMMENTS	06/30/2023

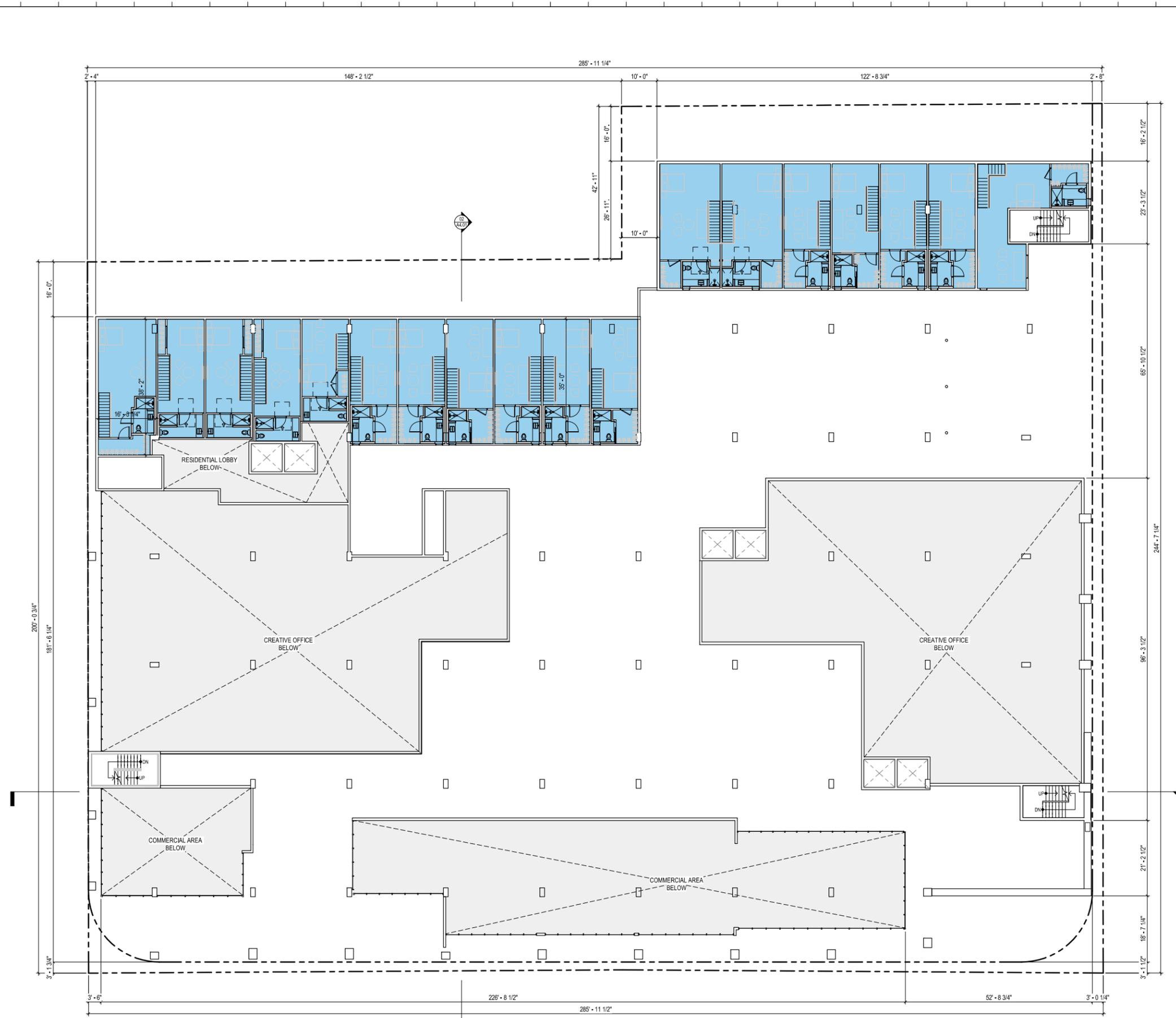
Project No: **18011**
Drawn By: **TK, RL**
Checked By: **MC**
Sheet Name:

3RD FLOOR PLAN

Sheet No: **A2.04**

4/22/2021 11:37:17 AM

ENTITLEMENT SET



3RD FLOOR PLAN (LOFT LEVEL) 01
SCALE: 3/32" = 1'-0"

Project:

**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

- RESIDENTIAL AREA (28,500 SF)
- CORRIDOR (6,500 SF)
- AMENITY AREA (5,200 SF)
- EXTERIOR OPEN SPACE (10,180 SF)

EXHIBIT "A"

Page No. 18 of 31

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR



200'-0 3/4"
177'-7 1/2"
16'-0"
285'-11 1/4"
10'-0"
118'-4 1/4"
4'-4 1/2"-8"
16'-2 1/2"
53'-4"
23'-0"
244'-7 1/4"
128'-4"
23'-8 3/4"
47'-6"
24'-10"
165'-1 1/2"
9'-11 3/4"
35'-5 3/4"
3'-0 1/4"
285'-11 1/4"
200'-0 3/4"
177'-7 1/2"
16'-0"
285'-11 1/4"
10'-0"
118'-4 1/4"
4'-4 1/2"-8"
16'-2 1/2"
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23'-0"
244'-7 1/4"
128'-4"
23'-8 3/4"
47'-6"
24'-10"
165'-1 1/2"
9'-11 3/4"
35'-5 3/4"
3'-0 1/4"
285'-11 1/4"



4TH FLOOR PLAN 01
SCALE: 3/32" = 1'-0"

Architect / Engineer Seal:

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NO	ISSUED	DATE
01	ENTITLEMENT	12/20/2018
02	REVISION PER PVP COMMENTS	12/18/2019
03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011
Drawn By: TK, RL
Checked By: MC
Sheet Name:

4TH FLOOR PLAN

Sheet No: **A2.05**

4/22/2021 11:38:12 AM

ENTITLEMENT SET

Project:

**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

RESIDENTIAL AREA (34,500 SF)
CORRIDOR (6,500 SF)

EXHIBIT "A"
Page No. 19 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011

Drawn By: TK, RL

Checked By: MC

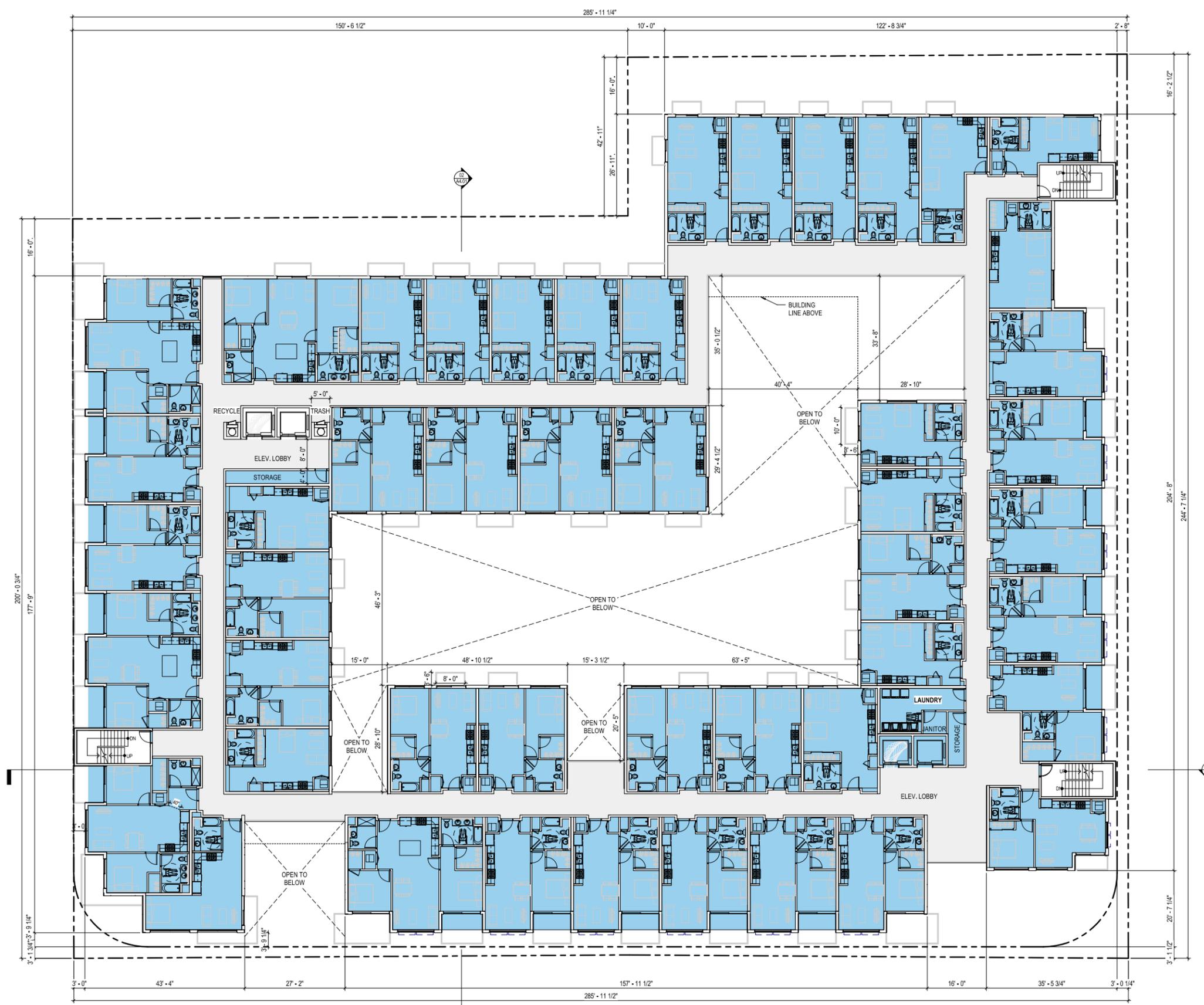
Sheet Name:

5TH FLOOR PLAN

Sheet No:

A2.06

4/22/2021 11:39:18 AM



5TH FLOOR PLAN 01
SCALE: 3/32" = 1'-0"

ENTITLEMENT SET

Project:

**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

RESIDENTIAL AREA (35,500 SF)
CORRIDOR (6,500 SF)

EXHIBIT "A"
Page No. 20 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011

Drawn By: TK, RL

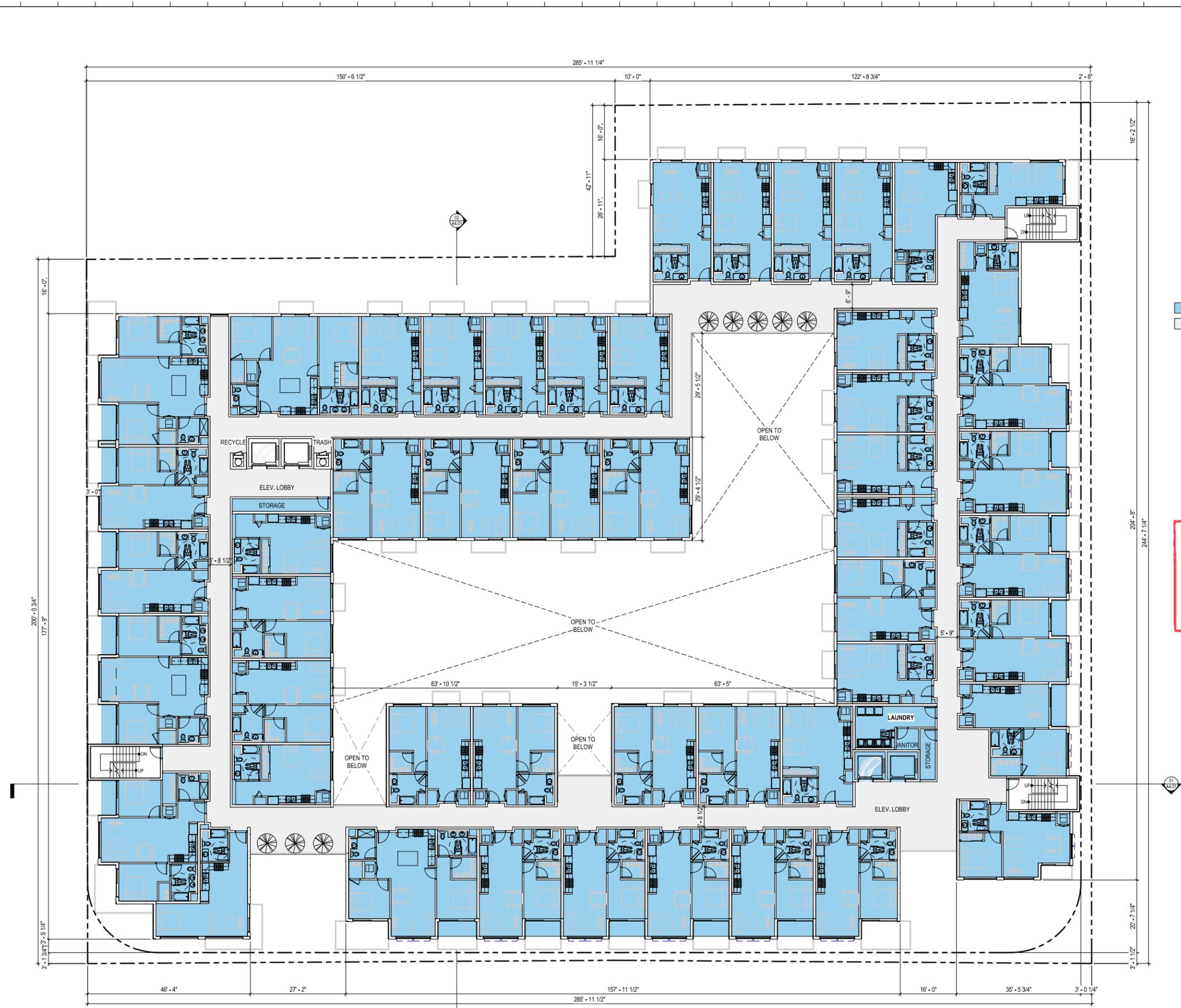
Checked By: MC

Sheet Name:

6TH - 8TH (TYP.) FLOOR
PLAN

Sheet No: **A2.07**

4/22/2021 11:40:26 AM



6TH - 8TH (TYP.) FLOOR PLAN 01
SCALE: 3/32" = 1'-0"

ENTITLEMENT SET

Project:

**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

EXHIBIT "A"
Page No. 21 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: **18011**

Drawn By: **TK, RL**

Checked By: **MC**

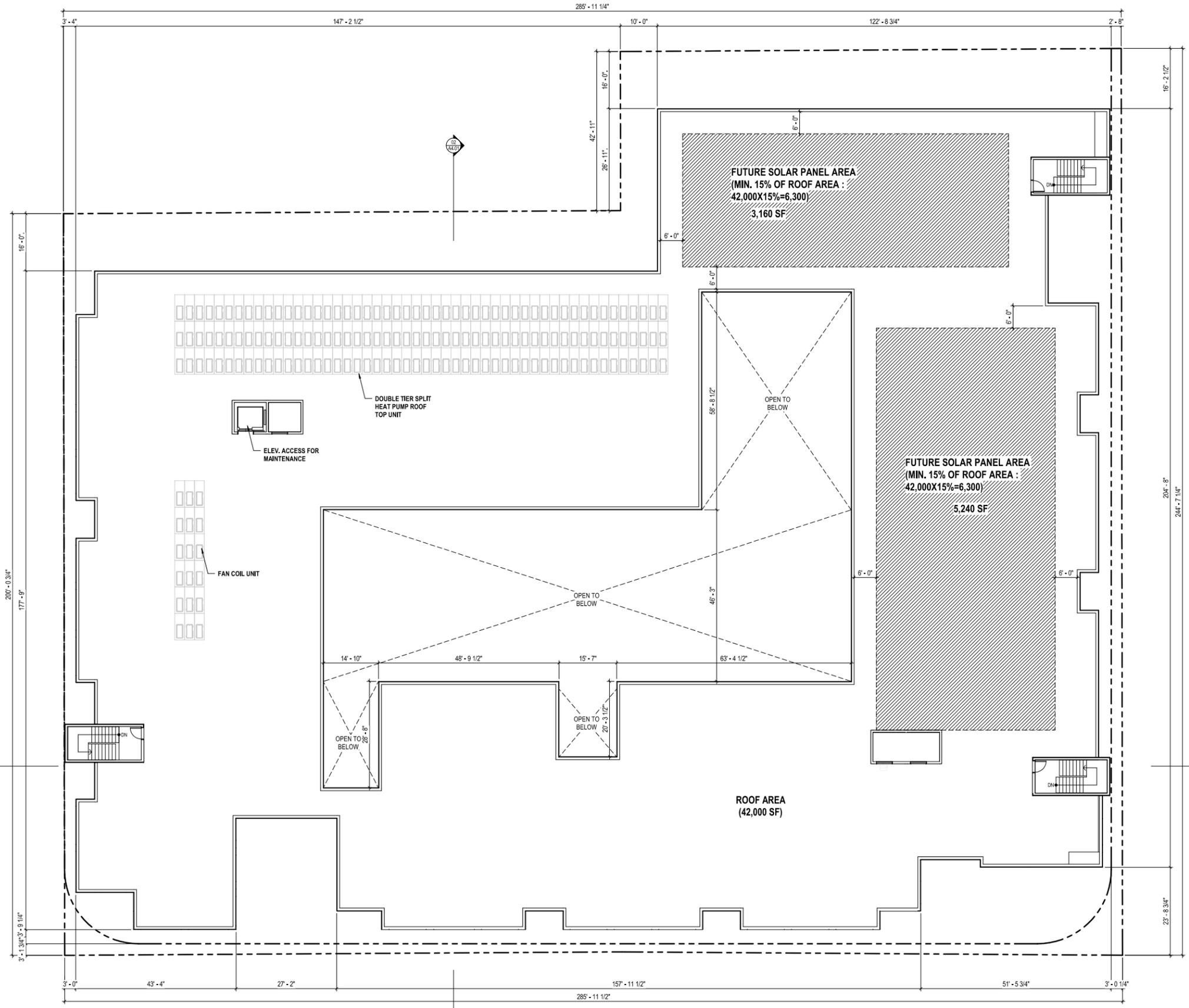
Sheet Name:

ENTITLEMENT SET

ROOF PLAN

Sheet No: **A2.10**

4/22/2021 11:40:28 AM



ROOF PLAN 01
SCALE: 3/32" = 1'-0"

Project:
THE PARKS IN L.A. (TPLA)

3433 8th St.
Los Angeles, CA 90005

Project Owner:
CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:



SOUTH ELEVATION (8TH ST.) 02
SCALE: 3/32" = 1'-0"



EAST ELEVATION (S HARVARD BLVD.) 01
SCALE: 3/32" = 1'-0"

EXHIBIT "A"
Page No. 22 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Approved / Engineer Seal:

NO	ISSUED	DATE
01	ENTITLEMENT	12/20/2018
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03	REVISION PER PVP COMMENTS	06/30/2023

Project No: **18011**
Drawn By: **TK, RL**
Checked By: **MC**
Sheet Name:

ELEVATIONS
Sheet No: **A3.01**

ENTITLEMENT SET

Project:
THE PARKS IN L.A. (TPLA)

3433 8th St.
Los Angeles, CA 90005

Project Owner:
CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer:



- T.O. STRUCTURE 95'-0"
- TOP OF PARAPET 88'-6"
- ROOF LEVEL 85'-0"
- 10'-0"
- 8TH FLOOR LEVEL 75'-0"
- 10'-0"
- 7TH FLOOR LEVEL 65'-0"
- 10'-0"
- 6TH FLOOR LEVEL 55'-0"
- 10'-0"
- 5TH FLOOR LEVEL 45'-0"
- 10'-0"
- 4TH FLOOR LEVEL 35'-0"
- 19'-0"
- 04_3RD FLOOR RCP (LOFT LEVEL) 26'-0"
- 35'-0"
- 2ND FLOOR LEVEL 16'-0"
- 16'-0"
- GROUND LEVEL 0'-0"

WEST ELEVATION (HOBART BLVD.) 02
SCALE: 3/32" = 1'-0"



- T.O. STRUCTURE 95'-0"
- TOP OF PARAPET 88'-6"
- ROOF LEVEL 85'-0"
- 10'-0"
- 8TH FLOOR LEVEL 75'-0"
- 10'-0"
- 7TH FLOOR LEVEL 65'-0"
- 10'-0"
- 6TH FLOOR LEVEL 55'-0"
- 10'-0"
- 5TH FLOOR LEVEL 45'-0"
- 10'-0"
- 4TH FLOOR LEVEL 35'-0"
- 9'-0"
- 04_3RD FLOOR RCP (LOFT LEVEL) 26'-0"
- 10'-0"
- 2ND FLOOR LEVEL 16'-0"
- 35'-0"
- GROUND LEVEL 0'-0"

NORTH ELEVATION 01
SCALE: 3/32" = 1'-0"

EXHIBIT "A"
Page No. 23 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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Project No: 18011
Drawn By: TK, RL
Checked By: MC
Sheet Name:

ELEVATIONS
Sheet No: **A3.02**

ENTITLEMENT SET

Project:

**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

Project Owner:

**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:

EXHIBIT "A"
Page No. 24 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect: Loggia Architects

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Project No: 18011
Drawn By: TK, RL
Checked By: MC
Sheet Name:

MATERIAL BOARD

Sheet No: **A3.03**

4/22/2021 11:40:45 AM

ENTITLEMENT SET

- 

1 STAINED WOOD SIDING
- 

2 HARDIE BOARD CEMENT SIDING
- 

3 ALUMINIUM FRAME WINDOWS
- 

4 GLASS RAIL
- 

5 METAL RAIL
- 

6 FIBER CEMENT BOARD COLOR DARK GREY
- 

7 CEMENT PLASTER (STUCCO)
- 

8 METAL CANOPY
- 

9 EXPOSED CONCRETE



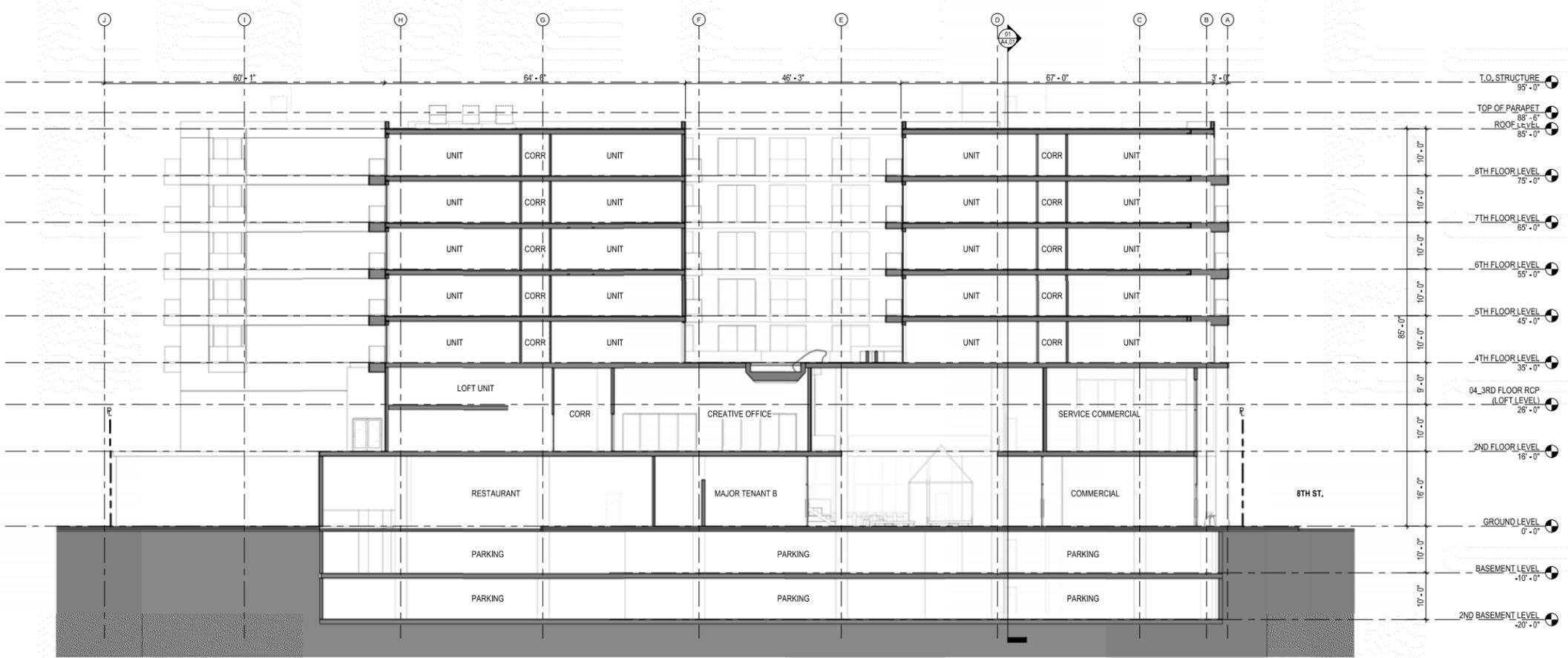
Project:
**THE PARKS IN
L.A. (TPLA)**

3433 8th St.
Los Angeles, CA 90005

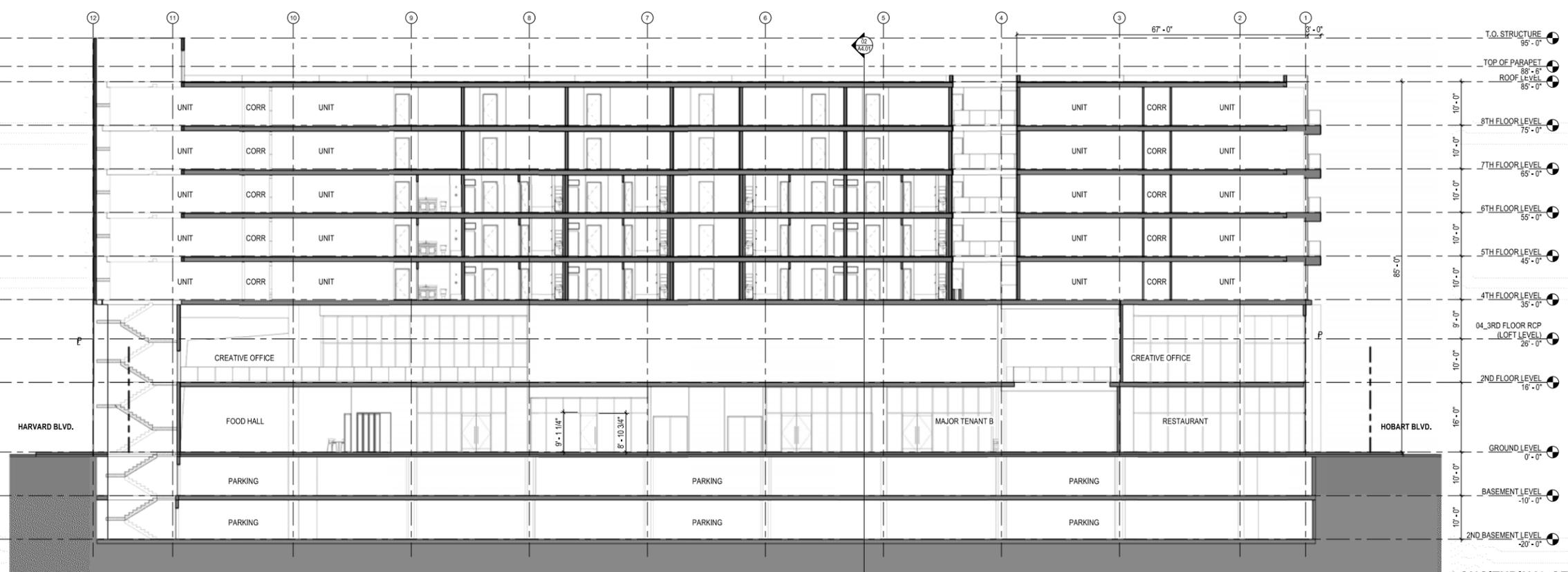
Project Owner:
**CHARLES PARK &
ASSOCIATES, LLC**

2250 Maple Ave., Los Angeles, CA 90011

Engineer:



TRANSVERSE SECTION 02
SCALE: 3/32" = 1'-0"



LONGITUDINAL SECTION 01
SCALE: 3/32" = 1'-0"

EXHIBIT "A"
Page No. 25 of 31
Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Architect / Engineer Seal:

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Project No: **18011**
Drawn By: **TK, RL**
Checked By: **MC**
Sheet Name:

BUILDING SECTION

Sheet No: **A4.01**

ENTITLEMENT SET

PLANTING LEGEND

STREET

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	6	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	M	0.4	STANDARD
	494	CEANOTHUS 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	L	0.2	
			EXISTING TREE TO REMAIN				

GROUND

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	3	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	48" BOX	M	0.4	MULTI TRUNK SPECIMEN
	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	48" BOX	L	0.2	MULTI TRUNK
	1	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	48" BOX	VL	0.1	STANDARD
	37	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GAL	L	0.2	
	11	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	L	0.2	
	9	CLEMATIS ARMANDII 'APPLE BLOSSOM'	APPLE BLOSSOM CLEMATIS	5 GAL	M	0.4	
	108	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	0.4	
	80	DUDLEYA GREENEII 'WHITE SPRITE'	WHITE SPRITE DUDLEYA	FLATS	VL	0.1	

PLANT MIX TYPE I

	80	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	L	0.2	
	10	FURCRAEA FOETIDA 'MEDIOPICTA'	FURCRAEA	15 GAL	L	0.2	
	80	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L	0.2	
	60	SANSEVIERIA TRIFASCIATA 'BLACK CORAL'	BLACK MOTHER-IN-LAWS TONGUE	1 GAL	L	0.2	
	60	SANSEVIERIA TRIFASCIATA 'MOONSHINE'	SILVER SNAKEPLANT	1 GAL	L	0.2	
	10	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	M	0.4	

PLANT MIX TYPE III

	60	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	M	0.4	
	180	CODIAEUM VARIEGATUM	GARDEN CROTON	1 GAL	M	0.4	
	180	DISCHIDIA NUMMULARIA	STRING OF NICKLE	1 GAL	M	0.4	
	18	DRACAENA MARGINATA	DRAGON TREE	15 GAL	M	0.4	
	80	SPATHOPHYLLUM 'LITTLE ANGEL'	PEACE LILY	5 GAL	M	0.4	

PLANTING NOTES

- THERE ARE NO PROTECTED TREES IN THE PROPERTY.
- FOR PROJECT THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GNR 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES FOR SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- COMPOST SHALL BE CLASS I OR CLASS II PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY IN ALL LANDSCAPED AREAS.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- FILL SHRUBS AND GRASSES IN ALL PLANTERS FROM EDGE TO EDGE WITHOUT VOID PER PLANT SPACING NOTED IN THE PLANT LEGEND.
- OVER 75% OF PLANTS ARE LESS THAN WUCOLS PLANT FACTOR OF 0.3.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

IRRIGATION NOTES

ALL PLANTING AREA SHALL BE IRRIGATED BY DRIP SYSTEM AND OTHER AUTOMATIC WATER SAVING EQUIPMENTS AND SMART CONTROLLER.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT _____ DATE _____

LANDSCAPE CALCULATION

TOTAL LOT AREA	63,196 S.F.
TOTAL OPEN SPACE REQUIRED	20,580 S.F.
TOTAL COMMON OPEN SPACE PROVIDED	10,300 S.F.
TOTAL LANDSCAPE AREA REQUIRED (25% OF EXTERIOR COMMON OPEN SPACE)	2,575 S.F.
LANDSCAPE AREA PROVIDED	
STREET	608 S.F.
GROUND	1,472 S.F.
2ND FLOOR	3,802 S.F.
4TH FLOOR	3,426 S.F.
TOTAL LANDSCAPE AREA PROVIDED	9,308 S.F.
NUMBER OF UNITS	251
TREES REQUIRED (1 TREE PER 4 UNITS)	63
TOTAL TREES PROVIDED	63
STREET	6
GROUND	5
SECOND FLOOR	28
FOURTH FLOOR	24

SECOND FLOOR

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	13	CAMELLIA JAPONICA 'PEARL MAXWELL'	PEARL MAXWELL CAMELLIA	24" BOX	L	0.2	TREE FORM
	7	CAMELLIA JAPONICA 'ALBA PLENA'	ALBA PLENA CAMELLIA	24" BOX	L	0.2	TREE FORM
	8	LAURUS NOBILIS	SWEET BAY	24" BOX	L	0.2	STANDARD

PLANT MIX TYPE II

	80	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	L	0.2	
	120	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GAL	L	0.2	
	180	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL	L	0.2	
	240	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L	0.2	

PLANT MIX TYPE III

	60	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	M	0.4	
	180	CODIAEUM VARIEGATUM	GARDEN CROTON	1 GAL	M	0.4	
	180	DISCHIDIA NUMMULARIA	STRING OF NICKLE	1 GAL	M	0.4	
	18	DRACAENA MARGINATA	DRAGON TREE	15 GAL	M	0.4	
	80	SPATHOPHYLLUM 'LITTLE ANGEL'	PEACE LILY	5 GAL	M	0.4	

PLANT MIX TYPE IV

	25	BOUGAINVILLEA GLABRA 'YANIS DELIGHT'	YANIS DELIGHT BOUGAINVILLEA	1 GAL	L	0.2	
	150	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL	L	0.2	
	25	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE	1 GAL	L	0.2	
	25	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	FLATS	L	0.2	
	80	PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUU	15 GAL	M	0.4	
	80	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L	0.2	
	80	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	0.2	
	46	JASMINUM POLYANTHUM	WHITE JASMINE	5 GAL	M	0.4	

FOURTH FLOOR

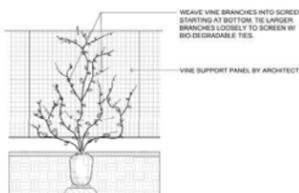
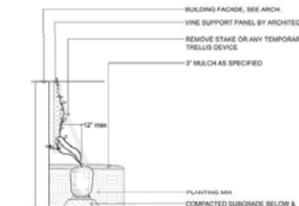
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS	PLANT FACTOR	NOTE
	5	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	48" BOX	M	0.4	MULTI TRUNK SPECIMEN
	10	LARGERSTROEMIA INDICA 'FAR EAST'	GRAPE MYRTLE	24" BOX	L	0.2	MULTI TRUNK
	9	LAURUS NOBILIS	SWEET BAY	24" BOX	L	0.2	STANDARD
	17	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10' BTH	L	0.2	

PLANT MIX TYPE IV

	80	BOUGAINVILLEA GLABRA 'YANIS DELIGHT'	YANIS DELIGHT BOUGAINVILLEA	1 GAL	L	0.2	
	450	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL	L	0.2	
	20	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE	1 GAL	L	0.2	
	260	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	FLATS	L	0.2	
	20	PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUU	15 GAL	M	0.4	
	450	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L	0.2	
	80	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	0.2	

PLANT MIX TYPE IV

	44	JASMINUM POLYANTHUM	WHITE JASMINE	5 GAL	M	0.4	
	36	LONICERA JAPONICA	HONEYSUCKLE	5 GAL	L	0.2	



VINE PLANTING

N.T.S.



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THE PARKS IN L.A. (TPLA)

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Project Owner:

CHARLES PARK & ASSOCIATES, LLC

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NO	ISSUED	DATE
01	REVISION PER PVP COMMENTS	06/30/2023

Project No: 18011

Drawn By: YKD

Checked By:

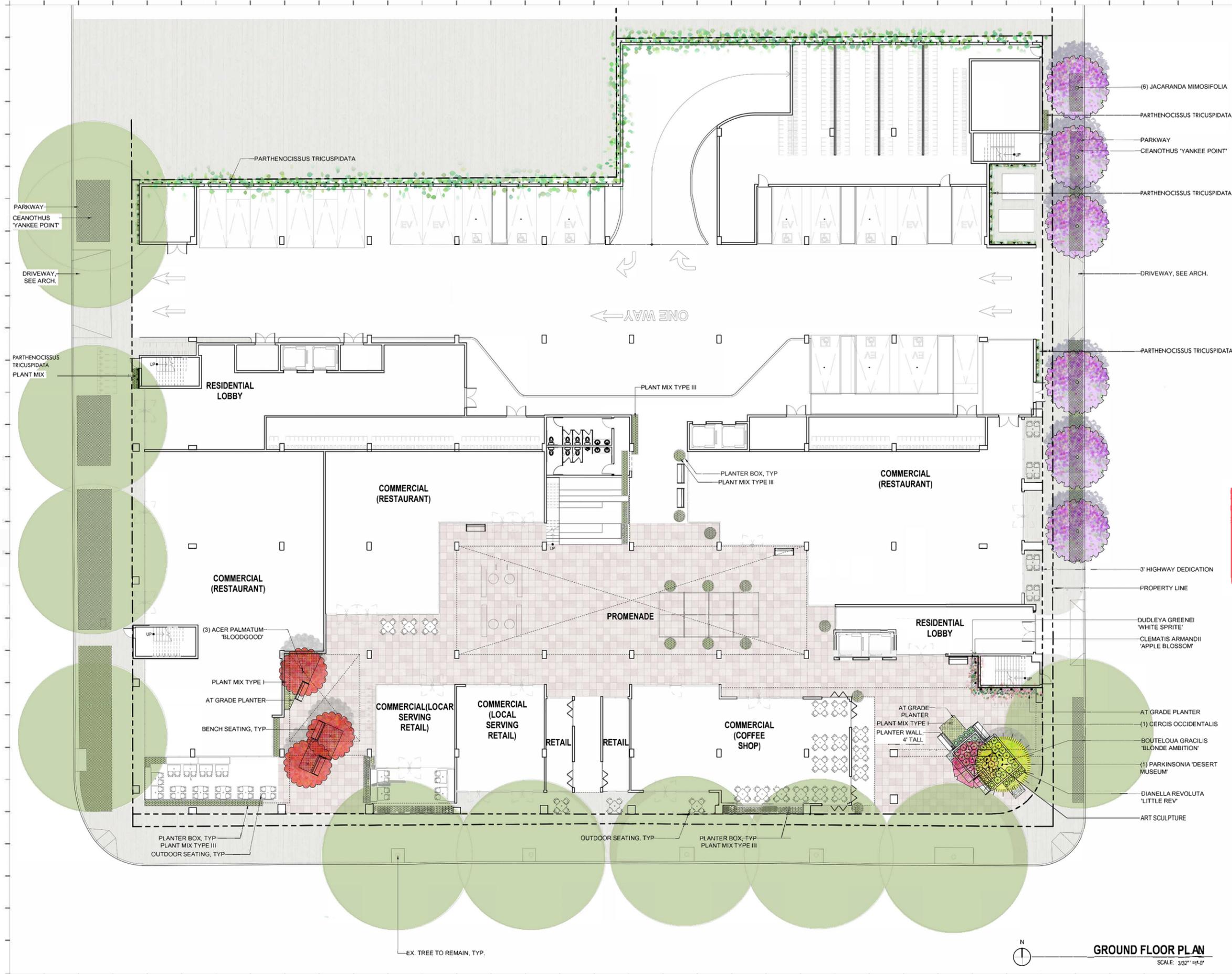
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CONCEPTUAL PLANTING LEGEND

Sheet No:

LP-00

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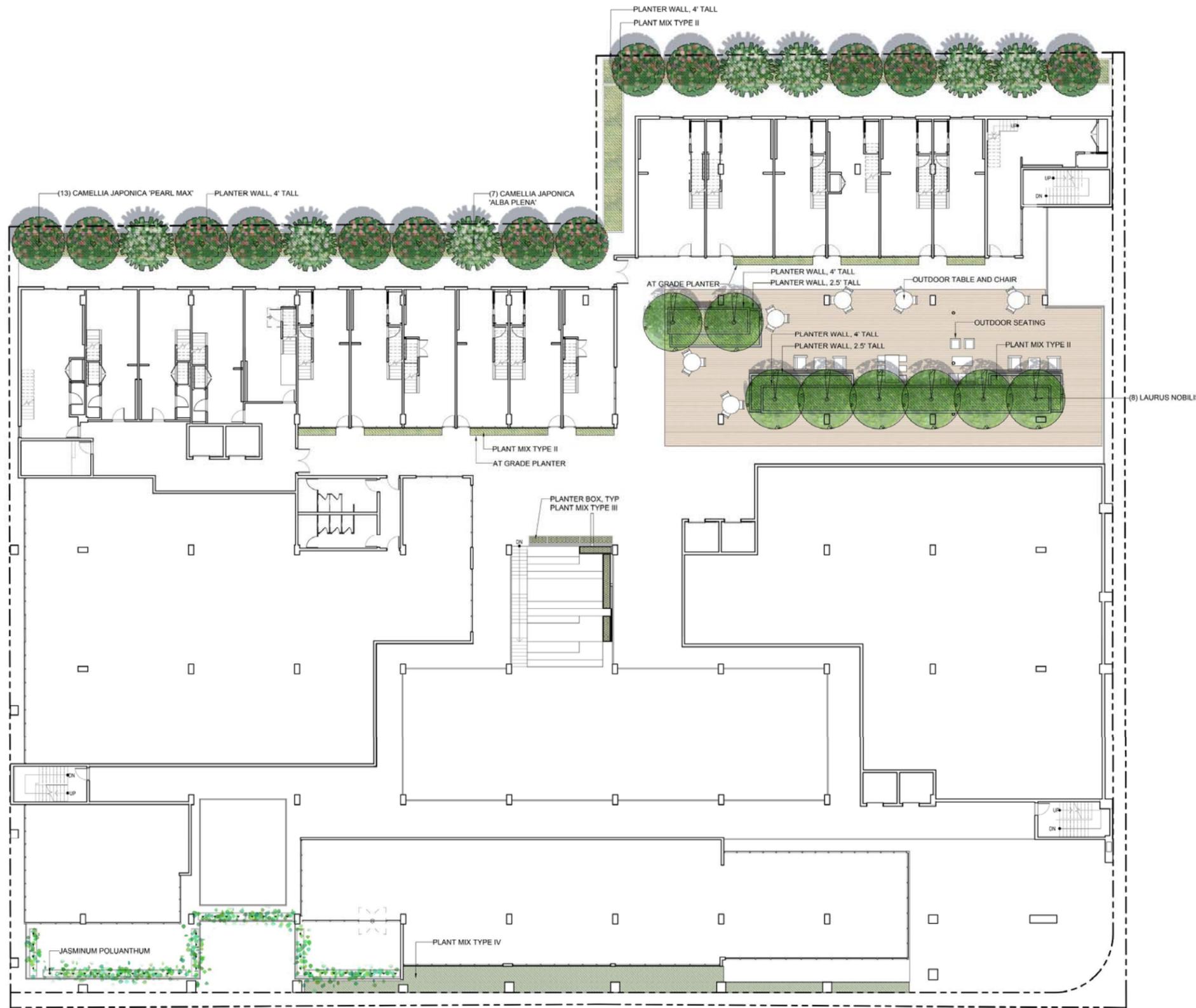
Project No: 18011
 Drawn By: YKD
 Checked By:
 Sheet Name:

**CONCEPTUAL LANDSCAPE PLAN
 GROUND FLOOR**

Sheet No: **LP-01**

ENTITLEMENT SET

GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



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Project No: 18011

Drawn By: YKD

Checked By:

Sheet Name:

**CONCEPTUAL
 LANDSCAPE PLAN
 2ND FLOOR**

Sheet No: **LP-02**

2ND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

ENTITLEMENT SET



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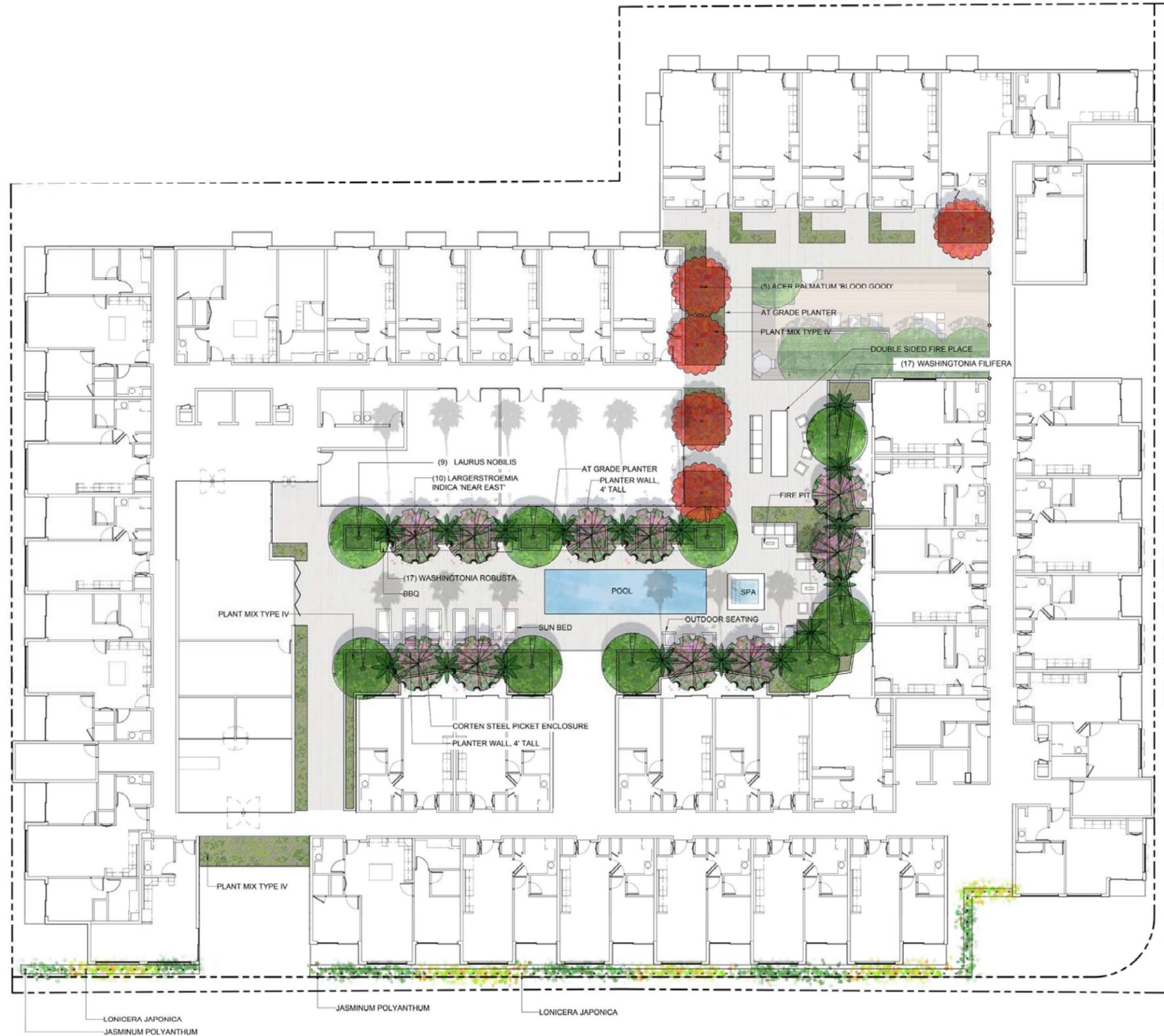


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Project No: 18011

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Sheet Name:

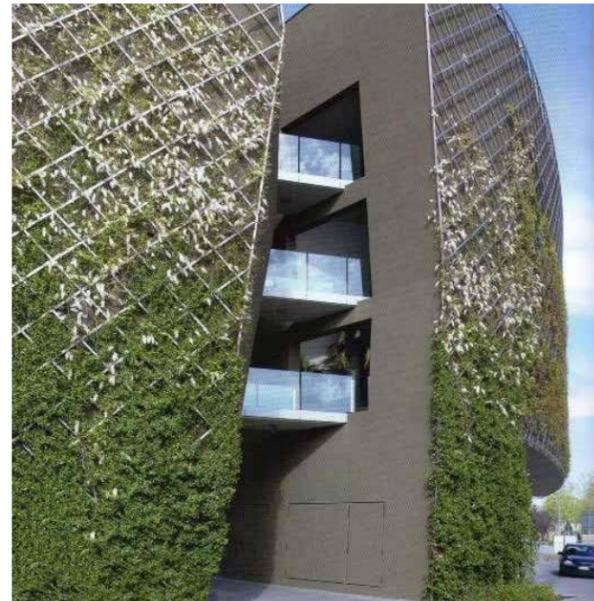
**CONCEPTUAL
LANDSCAPE PLAN
4TH FLOOR**

Sheet No: **LP-03**

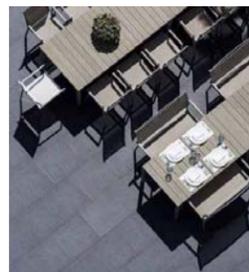
N
 4TH FLOOR PLAN
 SCALE: 3/32" = 1'-0"

ENTITLEMENT SET

GROUND FLOOR



SECOND FLOOR



4TH FLOOR



Project:

**THE PARKS IN
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NO	ISSUED	DATE
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Project No: 18011

Drawn By: YKD

Checked By:

Sheet Name:

**DESIGN
INSPIRATION**

Sheet No: **LP-04**

ENTITLEMENT SET

TREES AND SHRUBS



Acer palmatum 'Blood Good'
Japanese Maple



Camellia japonica 'Pearl Maxwell'
Pearl Maxwell Camellia



Camellia japonica 'Alba Plena'
Alba Plena Camellia



Cercis occidentalis
Western Redbud



Jacaranda mimosifolium
Jacaranda



Laurus nobilis
Sweet Bay



Lagerstroemia indica 'Far East'
Far East Crape Myrtle



Parkinsonia 'Desert Museum'
Palo Verde



Washingtonia filifera
California Fan Palm

SHRUBS, GROUNDCOVER, AND VINES



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama Grass



Dudleya greenei 'White Sprite'
White Sprite Dudleya



Dianella revoluta 'Little Rev'
Flax Lily



Agave attenuata
Fox Tail Agave



Furcraea foetida 'Mediopicta'
Furcraea



Heuchera maxima
Island Alum Root



Sansevieria trifasciata 'Moon Shine'
Silver Snake Plant



Sansevieria trifasciata 'Black Coral'
Black Coral Snake Plant



Trachelospermum jasminoides
Star Jasmine



Ceanothus 'Yankee Point'
California Lilac



Myoporum parvifolium 'Putah Creek'
Creeping Myoporum



Pittosporum tenuifolium 'Silver Sheen'
Silver Sheen Kohuhu



Westringia fruticosa
West Coast Rosemary



Rosmarinus officinalis
'Huntington Carpet'
Huntington Carpet Rosemary



Hardenbergia violacea
'Happy Wanderer'
Lilac Vine



Bougainvillea glabra
'Yani's Delight'
Yani's Delight Bougainvillea



Dischidia nummularia
String of Nickle



Chlorophytum comosum
Spider Plant



Spathiphyllum 'Little Angel'
Little Angel Peace Lily



Codiaeum variegatum
Garden croton



Dracaena marginata
Dragon Tree



Parthenocissus tricuspidata
Boston Ivy



Clematis armandii 'Apple Blossom'
Apple Blossom Clematis



Jasminum polyanthum
White Jasmine



Lonicera japonica
Japanese Honeysuckle

CORBeL
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Project No: 18011
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Sheet Name:
PLANT IMAGES

Sheet No: **LP-05**

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